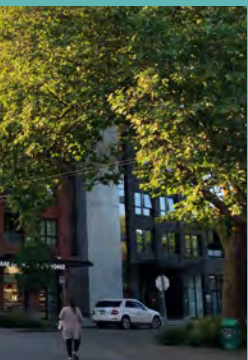


# SECURED RENTAL POLICY IMPLEMENTATION

Information Booklet  
March 2020





# SECURED RENTAL POLICY IMPLEMENTATION

## City Actions to Deliver New Rental Housing Across Vancouver

The City recently approved the Secured Rental Policy: Incentives for New Rental Housing. The Secured Rental Policy encourages the construction of new rental housing while also working toward other City priorities, including addressing the Climate Emergency. Staff are now in the process of implementing the policy.

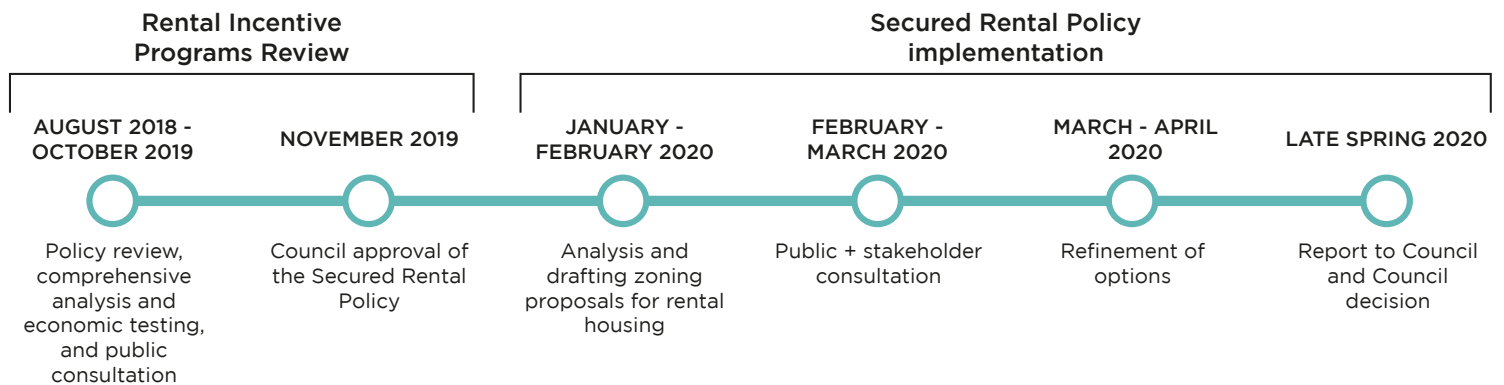
## WHAT COUNCIL APPROVED

On November 26, 2019, Council approved the Secured Rental Policy to encourage new rental housing across Vancouver. The Secured Rental Policy is intended to enhance and consolidate previous City rental housing incentive policies.

Council also provided direction to begin work on implementation of the Secured Rental Policy, and staff will be reporting back to Council with recommendations for zoning changes for rental housing development, including:

- Amending zoning in select C-2 commercial areas to allow rental housing development up to 6-storeys, which is currently allowed through a rezoning process
- Creating new rental zones to simplify rezoning opportunities for new rental housing projects in low-density areas within walking distance of public transit, parks, schools, shopping, and services

## TIMELINE



## LEARN MORE AND PROVIDE YOUR FEEDBACK

These recommendations are anticipated to be brought to Council in spring 2020. Learn more and provide your comments by joining us at the information sessions or visiting our website for more details on the proposals.

[vancouver.ca/rentalhousing](http://vancouver.ca/rentalhousing)



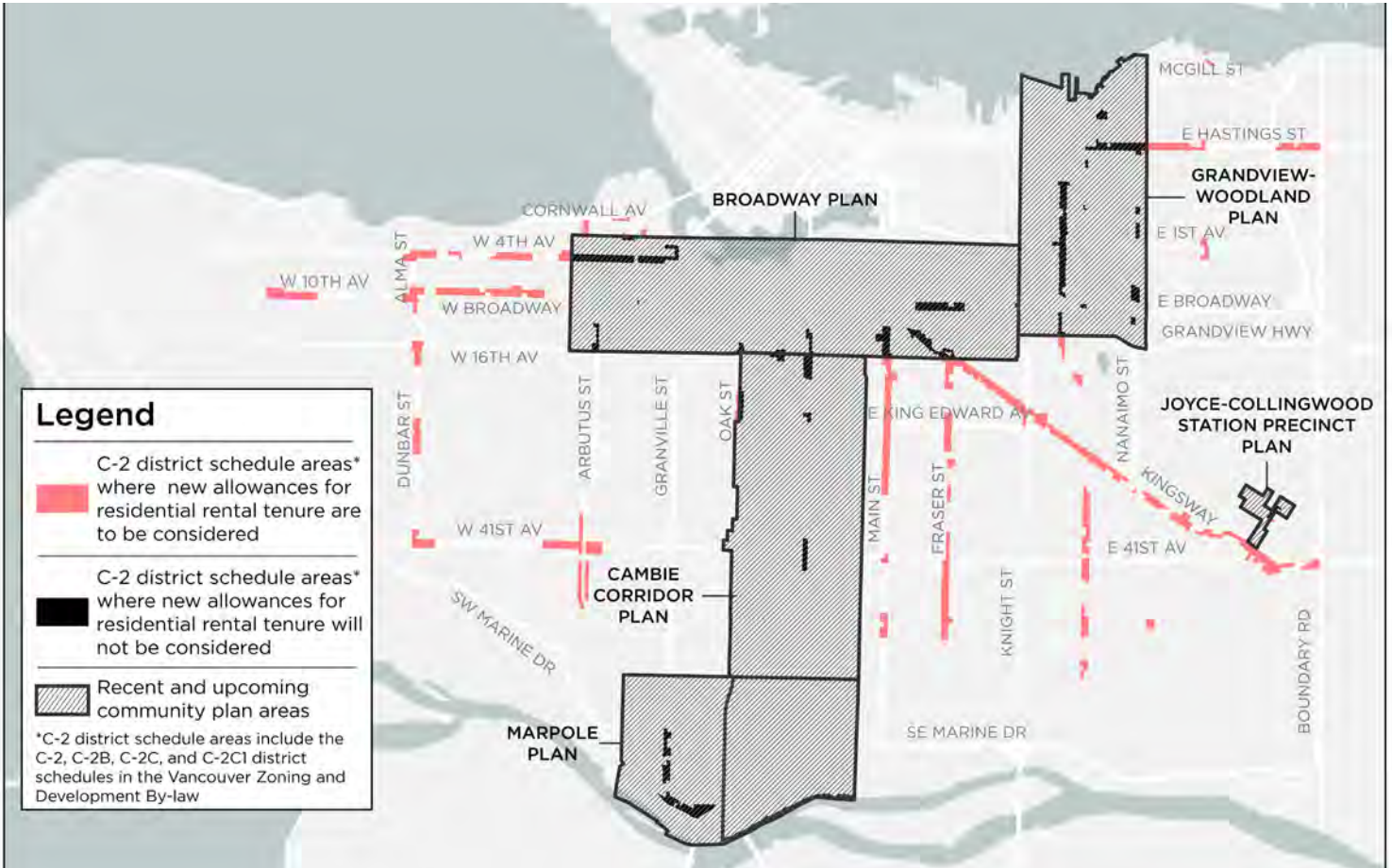


# SUMMARY OF PROPOSED CHANGES IN COMMERCIAL AREAS

## WHERE CHANGES WILL APPLY

The proposed changes for rental housing in C-2 commercial zones would only apply to areas outside of recently approved and upcoming community plans. This means that the proposed changes for rental housing development would not apply in areas such as Grandview-Woodland, Cambie Corridor, Marpole, Joyce-Collingwood Precinct, and Broadway.

Map 1. C-2 Areas Where New Allowances for Residential Rental Tenure Would Apply



## INTENT OF PROPOSED CHANGES

- Encourage the development of new purpose-built rental housing across Vancouver
- Improve and expedite the development process for rental housing
- Address the climate emergency by encouraging more energy efficient building designs, reducing greenhouse gas emissions from heating systems and using less concrete
- Improve the livability of new rental housing
- Enhance local shopping streets

## WHAT IS BEING PROPOSED

- Amending the zoning to allow new mixed-use rental buildings up to 6 storeys without a rezoning
- Allowing simplified building designs by decreasing setbacks on upper floors
- Continuing to require a minimum of 35% of units in new rental buildings to be family-size with two or more bedrooms
- Requiring more sustainable building designs
- Requiring a minimum amount of commercial floor space

# SUMMARY OF PROPOSED CHANGES IN COMMERCIAL AREAS

## TYPES OF RENTAL BUILDINGS BEING ENCOURAGED UNDER THE UPDATED POLICY



## KEY CHANGES FROM PREVIOUS CITY RENTAL POLICY

### Shorter development process

Remove the need for a rezoning process for standard mixed-use rental housing development up to 6-storeys. This will expedite the development process by around six months

### Increased clarity on building design

Allowing simplified building designs

## OTHER PROPOSED ZONING CHANGES IN ALL C-2 COMMERCIAL AREAS

In addition to the changes proposed for rental housing development, some minor changes to the zoning are proposed for all C-2 commercial areas in the City.

The proposed changes for all new development in C-2 zones would:

- Increase building set-backs from the street to help create wider sidewalks
- Decrease the building set-backs on the upper floors
- Allow simpler building design to improve energy efficiency
- Require a minimum amount of floor area for commercial space
- Allow minor increases in building height (up to 5 feet) to enable more functional commercial spaces

These changes would help align regulations for new residential strata development in C-2 areas with the proposed changes for rental housing development and ensure more functional commercial spaces in all new C-2 buildings.



# SUMMARY OF PROPOSED CHANGES FOR REZONINGS IN LOW DENSITY AREAS

## INTENT OF PROPOSED CHANGES

- Encourage development of new purpose-built rental housing across Vancouver
- Improve and expedite the rezoning and development processes for rental housing
- Address the climate emergency by enabling more energy efficient building designs, reducing greenhouse gas emissions from heating systems and using less concrete

## WHAT IS BEING PROPOSED

- Introducing standardized rental zones to simplify rezoning opportunities for new rental housing projects
- Allowing simplified building designs by reducing setbacks on upper floors
- Introducing new requirements for zero emissions heating and hot water systems
- Allowing surface parking options instead of underground parkades for some new rental buildings
- Incentivizing delivery of below-market rental units
- Continuing to require a minimum of 35% of units in new rental buildings to be family-size with two or more bedrooms

## WHERE CHANGES WILL APPLY

The Secured Rental Policy enables rezonings to be considered for sites in low density RS and RT residential zones (which currently allow for single-detached homes and duplexes) that meet the following locational criteria:

1. Outside of recently approved or upcoming community plan areas; and
2. On an arterial road or on the first block off an arterial road (approximately 150 metres); and
3. Within walking distance (around 400 metres) of
  - A park or public school; and
  - A minimum of 15,000 square feet of commercial floor space

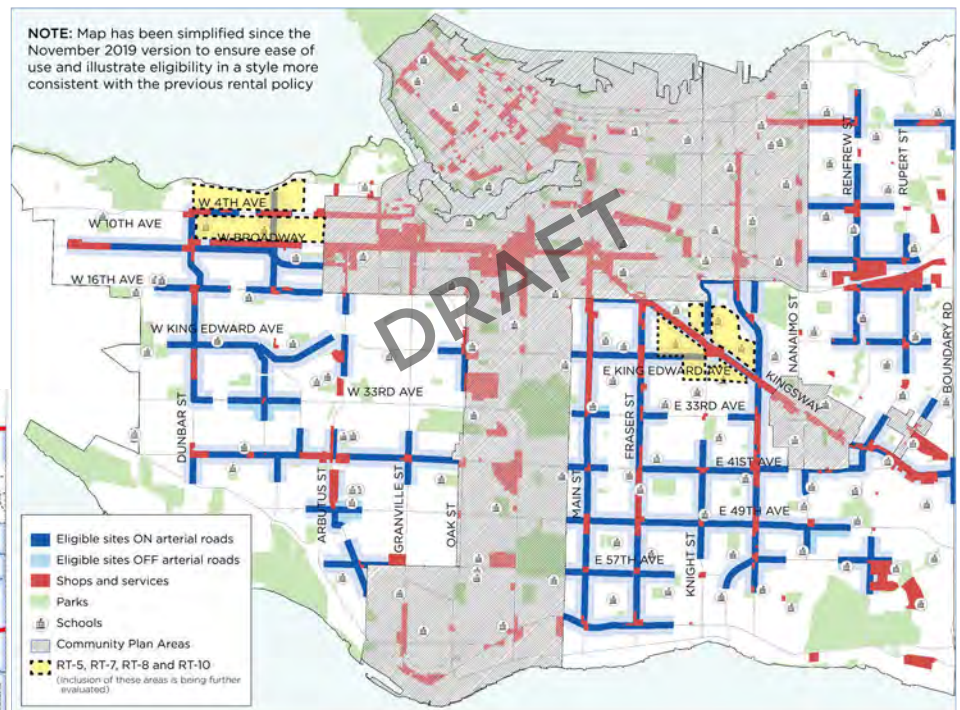
### Eligible Areas: Comparing New Secure Rental Policy with Previous Policy

Since 2012 the City encouraged rental housing in many of the same areas through a policy called the Affordable Housing Choices Interim Rezoning Policy (AHCIRP). Map 2 shows locations eligible under the previous AHCIRP while Map 3 shows areas that may be eligible under the new Secure Rental Policy.

Map 2. Previous AHCIRP location map



Map 3. Draft Map Showing Where Rental Rezoning Opportunities in Low Density Transition Areas May Apply



# SUMMARY OF PROPOSED CHANGES FOR REZONINGS IN LOW DENSITY AREAS

## TYPES OF RENTAL BUILDINGS ENCOURAGED UNDER THE UPDATED POLICY

- Apartment buildings
- Mixed-use buildings with commercial space on the ground floor and housing above
- Townhouses and 4-8 dwelling multiplexes

### Example of Different Building Types Encouraged Under the Secured Rental Policy

#### Sites must be on or near an arterial road

Size and type of building depends on location

**ON arterial roads**  
① 5 storey apartment buildings

② 6 storey apartment buildings if 20% of the rental housing is secured at below-market rents

③ 4 storey mixed-use buildings if adjacent to C-2 zoning

**OFF arterial roads**  
④ 4 storey apartment buildings

⑤ 3-4 storey townhouses or multiplexes



⑥ **Walkable locations**  
Within approximately a 5 minute walk (around 400 metres) from shopping and a park or public school

⑦ **Surface parking option**  
Reduce greenhouse gas emissions and costs by using less concrete than underground parking

**Simple building designs**  
Improve energy efficiency and livability of rental housing

## KEY CHANGES FROM PREVIOUS CITY RENTAL POLICY

### Location criteria

Enhanced location criteria to better focus new rental housing in locations near residents' daily needs

### Shorter development process

Simplified and expedited rezoning process enabled through the use of standardized rental zones

### Increased clarity on building design

Clarified and simplified building design options provided by standardized rental zones

### More green building requirements

Enhanced zero-emissions buildings requirements and opportunities for sustainable building design

### Encourages below-market rental housing

Incentive added to encourage delivery of more affordable below-market rental units